

**S-20-2007**  
**Burrola Subdivision**  
**5325 West 4100 South**  
**R-1-8 Zone**  
**2 Lots**

Mr. Steve Lehman presented the application.

**BACKGROUND**

Mr. Richard Burrola is requesting preliminary and final subdivision approval for a two lot subdivision in the R-1-8 Zone. The subject property is bordered on the east, south and west by existing single family housing. A frontage variance was granted by the West Valley City Board of Adjustment in November 2002, allowing the property to develop as a flag lot subdivision.

**STAFF/AGENCY CONCERNS:**

Fire Department:

- X Fire hydrant to be located in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

- X Project will need to run availability for water, sewer and fire protection.
- X Subject to design and review inspections.

Utility Agencies:

- X Subject to all standard easement locations.

Public Works:

- X Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- X Revisions to plat are required.

§ Public improvements have been installed along 4100 South. The developer will be responsible to replace or repair any existing damage, or damage that may result from new construction.

§ Soils report may be required.

**ISSUES:**

- X The developer is proposing a flag lot subdivision consisting of 2 lots. In order to subdivide this property, the applicant was in need of a frontage variance from the Board of Adjustment. A variance was granted by the Board in November 2002, which allowed the frontage on lot 1 to be 68 feet where 80 feet is required. All other provisions of the R-1-8 zone will be met as part of this application.
- X Access to the subdivision will be gained from 4100 South. Dedication and improvements along the frontage of this property were made at the time the City completed its road project a number of years ago. In regards to the existing improvements, the developer will be responsible to replace or repair any existing damage, or damage that may result from new construction. An access easement will need to be added to the plat allowing access for both lots 1 and 2.
- X As with all new subdivision development, there is a concern with the potential of ground water impacts. The applicant has requested that the soils report for the Pheasant Park Subdivision to the east and south be allowed to establish the basement depth of the new dwelling. A review of this report indicates that ground water was not encountered in this area of the subdivision. This request will be evaluated by the City Engineering Division.
- X The developer will need to meet requirements of the Fire Department. A fire hydrant will need to be located within 250 of the back dwelling. As the depth of the new lot is less than 150 feet from 4100 South, a turnaround will not be required.
- X The proposed subdivision is located east of properties zoned agriculture. City ordinance requires that a 6-foot chain link fence be installed along this boundary. However, if an existing chain link fence exists and is in good condition, the applicant would not need to install a new fence.

**Applicant:**  
**Richard Burrola**  
**8056 S. Demrest Rd.**

**Concerned:**  
**Paul Nichals**  
**5329 W. 4100 S.**

**Discussion:** Commissioner Matheson asked if the property had it been surveyed. Mr. Burrola replied yes. Commissioner Matheson noted three-feet will be taken from the neighbor's property, and he wondered if this has caused problems. Mr. Burrola answered that they will be able to make the road work and it should not be detrimental. He mentioned trees have established the fence line and they will need to be removed to establish the driveway. Mr. Burrola assured he would accommodate Mr. Nichals in any way. Commissioner Woodruff asked if the drive would need to be paved. Steve Lehman replied yes. Commissioner Davis inquired if the driveway could be placed without removing trees. Mr. Burrola explained one tree is already dead, and they plan to keep the trees in the back of the property. He described the green home they plan to build in the rear.

Mr. Paul Nichals told the Commission that there are two trees that must be removed. He said he has been after the applicant to remove the trees for years. Mr. Nichals indicated he did not know if the well on the property would still be operational.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Jones moved for approval of the Burrola Subdivision subject to a resolution of staff and agency concerns.

Commissioner Fuller seconded the motion.

**Roll call vote:**

Commissioner Clayton	Absent
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Absent
Chairman Woodruff	Yes

**Unanimous – S-20-2007 – Approved**